

39-181
#477**WARRANTY DEED****000713**

THIS WARRANTY DEED, made this January 4th, 1993 by JEANNE D. BOUCHARD, a widow, of 9 Kimball Street, Waterville Maine, to ERNEST W. PANTERMOLLER and FRANCES M. PANTERMOLLER of 4 Peco Street, Waterville Maine, County of Kennebec, State of Maine.

JEANNE D. BOUCHARD, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto ERNEST W. PANTERMOLLER and FRANCES M. PANTERMOLLER as joint tenants, and ERNEST W. PANTERMOLLER and FRANCES M. PANTERMOLLER's heirs, successors and assigns, the following described premises, situated at 9 Kimball Street, in the city of Waterville, County of Kennebec, State of Maine and further described as follows:

TRANSFER
TAX
PAID

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit: Beginning at a stone monument in the southwesterly line of Kimball Street at the northwesterly corner of land formerly owned by Edmond Cyr; thence running northwesterly in the southwesterly line of Kimball Street a distance of fifty-six (56) feet to the northeasterly corner of land of Emile S. Bouchard and Cecile S. Bouchard; thence southwesterly along the land of said Emile S. Bouchard and Cecile S. Bouchard to their southeasterly corner; thence running southeasterly a distance of fifty-six (56) feet to land formerly of Edmond Cyr at an iron pin set in the ground; thence northeasterly along the line of land former of Edmond Cyr a distance of one hundred two (102) feet, more or less, to the point of beginning.

Excepting and reserving from the above described premises a certain easement granted to the Waterville Sewerage District, its successors and assigns, by deed dated September 20, 1956, on, over, under and through a strip of land in said Waterville, ten (10) feet in width with its center line bounded and described as follows: Beginning at an iron rod in the westerly line of Kimball Street, which iron rod is located fifty-six (56) feet southerly of a stone monument marking the grantors' northeasterly corner; thence westerly in a line parallel with the grantors' northerly line, and fifty-six (56) feet southerly thereof, a distance of ninety-eight (98) feet, more or less, to an iron rod in the grantors' westerly line.

The purpose of this grant and easement is to vest in Waterville Sewerage District, its successors and assigns, the right to construct, repair and maintain a sewer or sewers, drains and appurtenances thereto, in and across land of the grantors acquired by Warranty Deed above referred to.

It is covenanted and agreed by the grantors for themselves, their heirs and assigns, that there shall be no buildings or other structures hereinafter erected within the limits of the above described easement without the express written permission of Waterville Sewerage District, its successors or assigns.

Meaning and intending to hereby convey the same premises conveyed to Emile P. Bouchard and Jeanne D. Bouchard, by Warranty Deed from William A. Daigle and Beatrice E. Daigle and recorded in the Kennebec Registry of Deeds in Book 1438 Page 34. Herein Grantor is the surviving joint tenant.

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever. And JEANNE D. BOUCHARD for herself and her heirs, executors and administrators, hereby *covenants* with ERNEST W. PANTERMOLLER and FRANCES M. PANTERMOLLER, and ERNEST W. PANTERMOLLER and FRANCES M. PANTERMOLLER's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); That Grantor and Grantor's heirs, executors and administrators will forever WARRANT AND DEFEND all of the above-described property to Grantee, Grantee's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this January 4th, 1993.

Witness:

Robert M. Marden Jeanne D. Bouchard
JEANNE D. BOUCHARD

ACKNOWLEDGEMENT

Personally appeared the above named JEANNE D. BOUCHARD and acknowledged the foregoing instrument to be her free act and deed.

Date: JAN. 4th, 1993

Robert M. Marden
Notary Public

ROBERT M. MARDEN
ATTORNEY AT LAW - NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.

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ATTEST: Theresa Reed Marden
REGISTER OF DEEDS